PT LOT 11 OR 328 PG 422 &
OR 366 PG 668 (UTILITY R/W)

JACKSONVILLE ELEC AUTHORITY FLORIDA POWER & LIGHT
6674 COMMONWEALTH AVE
JACKSONVILLE, FL 32254

2025

30-4N-24-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MAGNUM DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110
TOTAL MARKET VALUE		110
SOH/AGL Deduction		0
ASSESSED VALUE		110
TOTAL EXEMPTION VALUE	04	110
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0366/0668	8/01/1982	MS	U	V		100
GRANTOR:						
GRANTEE:						
0321/0422	1/01/1981	WD	Q	V		2,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008900	C	MUNICIPAL	0		OR	0.00	0.00	2.20	AC		1.00	1.00	0.50	100.00	50.00	110							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.20 Total Land Value: 110 Market: 0 Agricultural: 0 Common: 110 PRINTED 07/30/2025 BY SYS